



The City of Seattle

Landmarks Preservation Board

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LPB 85/21

MINUTES

Landmarks Preservation Board Meeting

Remote Meeting

Wednesday February 17, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Roi Chang

Russell Coney

Matt Inpanbutr

Jordon Kiel

Kristen Johnson

John Rodezno

Harriet Wasserman

Staff

Erin Doherty

Melinda Bloom

Absent

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

ROLL CALL

021721.1

PUBLIC COMMENT

Ryan Donaldson spoke in support of nominating the Cayton-Revels House (letter of support in DON file). He said it meets criteria A, B, C, and D.

In reviewing the landmark nomination criteria, there are four criteria that this property meets and exceeds:

1) "It is associated in a significant way with the life of a person important in the history of the city, state, or nation."

2) "It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation." As noted by Dr. Quintard Taylor, the Scott and Dorothy Bullitt Emeritus Professor of American History at the University of Washington, and the founder of BlackPast.Org, Horace Roscoe Cayton Sr. (1859-1940) and Susie (Revels) Cayton (1870-1943) were "the most prominent African American couple in the Pacific Northwest by 1900."

Born in Mississippi, Horace Cayton was born enslaved, going on to study with U.S. Senator Hiram R. Revels, the first U.S. Senator of African descent. Cayton moved to Seattle in 1890, the year after the Great Seattle Fire. Cayton quickly established a journalism career, writing for the *People's Call* and the *Seattle Post-Intelligencer*. In 1894, with his wife Susie, he launched the *Seattle Republican*, which focused on political, social, local and national news, with a wide readership. At its height, the *Seattle Republican* had the second largest circulation in Seattle and ceased publication in 1913. In 1916, the Caytons founded *Cayton's Weekly*, operating until 1920. Cayton raised funds by publishing a special edition of *Cayton's Weekly* to help finance construction of a new Mount Zion Baptist Church building. Horace Cayton also participated actively in civic groups and political life. He served as a charter member of the (Seattle) Negro Business Men's League; in political capacities with the King County Colored Republican Club and National Association for the Advancement of Colored People (NAACP); and was a Republican County Convention delegate multiple times.

Susie (Revels) Cayton, a daughter of Hiram Revels, was also born in Mississippi, moving to Seattle in 1896. In addition to her writing career, which encompassed journalism and fiction, and of which she was Seattle's first documented female editor, she joined with her husband as a local leader for the Black American community. Examples include leading the Sunday Forum" series and the Dorcus Charity Club, among other projects, and further detailed in the nomination. From 1902 to 1909, Horace and Susie Cayton, along with their children Ruth (born 1897), Madge (born 1901), Horace Jr. (born 1903) and Revels (born 1907), lived at 518 14th Avenue East in Seattle's Capitol Hill neighborhood. The period of the Cayton's family ownership paralleled a significant growth for Seattle's Black American community, increasing 450% over a ten-year period to total nearly 2,300 residents by 1910. Visitors to the home included Paul Robeson and Booker T. Washington, among other nationally significant African American politicians, artists, and civic leaders.

During this decade, racial discrimination and disenfranchisement was on the rise, including the indignity of Horace Cayton being taken to court by a white realtor for

allegedly depreciating property value in the primarily white neighborhood. Cayton's writings called out these myriad injustices and advocated for civil rights, even as it negatively impacted his newspaper advertising sales and lost subscribers. Despite winning the lawsuit, the Cayton family were displaced from their Capitol Hill home due to financial hardship. For a period of time the Cayton family rented out their home to visitors attending the 1909 Alaska-Yukon-Pacific Exposition. Beginning with the first zoning ordinance in Baltimore in 1910, U.S. racially restrictive covenants would spread across the nation, becoming law in Seattle by 1927.

Despite these enormous challenges, Horace and Susie (Revels) Cayton traveled over 2,000 miles seeking a better life and quickly became an influential and prominent couple connecting Black American communities together with the communication network of their publications, encouraging discourse and debate. What's more is that 518 14th Avenue East was also the childhood home for four of the Cayton children, who embarked on their own careers and leadership in civil rights, labor movements, and continuing the tradition of literature and writing.

3) "It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation." As outlined more fully in the nomination and mentioned above, Horace Cayton reported on a wide variety of significant events, including the 1909 Alaska-Yukon-Pacific Exposition, publishing a special commemorative edition. The *Seattle Republican* included a series of reports exposing police corruption - resulting in the dismissal of the police chief and one of his detectives. For 15 years, virtually every major event was reported on by the Caytons, with almost two-thirds of that time while the Cayton family lived at 518 14th Avenue East.

4) "It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction." As detailed extensively in the nomination, the Cayton-Revels house is constructed in a Queen Anne style with Victorian details, built from a pattern book that paralleled the real estate development of Capitol Hill and nearby "Millionaire's Row," a historic district on the U.S. National Register of Historic Places. The Cayton family expanded the wrap around porch in 1907, more reminiscent of homes they were familiar with in the South than in the Pacific Northwest, and perhaps to entertain visitors and hosts guests, though otherwise made few alterations. Remarkably, and perhaps due in part to a small pool of ownership, the interior has undergone little alterations as well, depicting a built environment today strikingly similar to the Cayton family's lived experience over 100 years ago. In December 2020, current property owners Erie Jones and Kathleen Jo Ackerman were kind enough to provide a tour. In walking through the house, many of the historic details were visible, as the photographs in the nomination illustrate.

As there exists limited surviving architectural evidence and fully intact examples demonstrating the Black American presence in Seattle during the late Victorian period, it is vitally important to recognize the Cayton-Revels House. This recognition is necessary to preserve the building in neighborhood whose character is rapidly changing with new construction. Most importantly, the recognition is fundamental

to establishing a landmark that balances the achievements, contributions, and resilience of the Cayton family with the larger national backdrop of inequity and displacement. As current owner Erie Jones succinctly sums up: “The family’s experiences (represented by the house) is a ribbon through American history—from slavery to reconstruction to westward migration to Seattle and to the work they did here – often at great personal risk and then on via the children to later 20th century civil rights and labor movements, Black research and literature. It’s our civic duty to be thoughtful about honoring their legacy.”

He encouraged the Landmarks Preservation Board to approve this nomination.

Meghan Kruse said the Griffin Sheridan redevelopment has come a long way but its ability to function will rely on keeping the alley unblocked. She suggested modifying the corner façade to chamfer or widen the alley entrance at Virginia St. to 18' to protect the building corner and allow 2-way traffic; design the loading berths to the code-required 35'; and choose a design that holds trash and recycling for storage off the alley and allows shared access.

Tom Heuser spoke in support of nominating the Cayton-Revels House. He said there is only one City landmark significantly connected to Black history in this neighborhood (Capitol Hill), the First African Methodist Episcopal Church. He said there is not enough acknowledgement of Black history in the neighborhood and this house is worthy of it. He said the home conveys its significance and the connection of the family to the history of the City and State.

Ms. Doherty stated that many letters of public comment about the Cayton-Revels House were received and were shared with the board.

021721.2

MEETING MINUTES

January 20, 2021

MM/SC/DB/HW8:0:0 Minutes approved.

021721.3

CERTIFICATES OF APPROVAL

021721.31

Gilman House / 14th Avenue W House Group

2016 14th Avenue W

Proposed replacement of rear yard fence

Caitlin Cronkhite presented photos of her property and indicated where the proposed fencing will go. She said the backyard was a mess when they bought the house and they have cleaned it up and removed invasive bamboo. She said they have been working with Historic Seattle who has a preservation easement on the property. She proposed installation of a 6' tall cedar fence around the rear yard.

Responding to clarifying questions Ms. Doherty explained the house is part of a group called the 14th Avenue W Group. The sites and exteriors of all of the houses

are designated features of the landmark, as well as portions of the interior of this house.

Jeff Murdock, Historic Seattle said they approved the proposal and said the owners have done a great job.

Mr. Rodezno asked about the existing fencing and if the neighbors are aware.

Ms. Cronkhite said the property to the north is not part of the landmarked group, the property owner to the south has been notified. She said she will confirm with neighbors to the north about ownership of the existing chain link fence.

Mr. Kiel said it will look good.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed fence and gates at the Gilman House, 2016 14th Avenue W, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 108211, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MI/KJ 8:0:0 Motion carried.

021721.4 CONTROLS & INCENTIVES

021721.41 Seven Gables Theater
911 NE 50th Street

Jack McCullough, McCullough Hill Leary said he had nothing to add and would answer any questions.

Ms. Doherty said the building caught fire December 24, 2020 and almost entirely burned to the ground. She said the remaining portions of the building were assessed by a structural engineer, and deemed to be a safety threat and unable to be reused. The SDCI Director conferred with the DON Director, and the Landmarks Board and staff before issuing an emergency demolition permit. Ms. Doherty said the building remnants have since been removed. She noted that the site was not a designated feature of the landmark. She said the Controls and Incentives agreement was signed by City Historic Preservation Officer, Sarah Sodt and by the

owner's representative. She said there is nothing of the landmark remaining that can be controlled.

Mr. Coney asked if the site would be eligible for any financial incentives.

Ms. Doherty said TDR and TDP are not available in this part of the city. She also said to be eligible, a designating ordinance would be required, as well as a commitment to preserving the building. This cannot apply here even if it was available, as there is no building remaining. She said Special Tax Valuation would also not be applicable because the landmark is gone.

Mr. McCullough agreed.

Ms. Doherty said the agreement says 'no controls' because there is nothing remaining to control.

Action: I move that the Board approve the Controls & Incentives agreement for the Seven Gables Theater at 911 NE 50th Street.

MM/SC/RUS/HW 8:0:0 Motion carried.

021721.5 NOMINATION

021721.51 Cayton-Revels House
518 14th Avenue E

Taha Ebrahimi presented the report (full report in DON file). She provided context of the site and the neighborhood. While sharing 1909 photo of the house she said Horace Roscoe Cayton, his wife Susie Sumner Revels Cayton, and their family lived at the house from 1902 to 1909. The Caytons were one of only three Black American families living in today's definition of Capitol Hill before racial restrictive covenants barred non-white residents in 1927. Horace Cayton was born into slavery in Mississippi and remained a slave until the age of 6. Cayton went to Alcorn University and in 1890 he arrived in Seattle. Jim Crow laws were just passed in Clayburn County.

"When I first came out to this territory, a man was as good as his word. I went out in man-to-man competition and was successful. I had high hopes it would continue that way. I believed in the country."

Following his move to Seattle, he edited the first Black-owned newspaper in the city and, following disputes with the publisher, established the second and most influential Black-owned paper of the period, the *Seattle Republican*. Ms. Ebrahimi said the newspaper had 10,000 mostly white readers across Washington. The *Seattle Republican* was distributed each Saturday to both Black and white subscribers for five cents a copy, and subscriptions were \$2 a year. As a voice advocating for temperance, the paper's masthead stated that it carried "no saloon advertisements." While Black businesses advertised in the paper's pages, it was

white businesses that placed the most ads, including those promoting pioneer companies such as Dexter Horton Company Bank (Seattle's first bank), Bonney and Stewart Undertakers, and Seattle Gas and Electric Company. The newspaper targeted both a national and a biracial audience, primarily focusing on local party politics and Seattle's Black American community, but also reporting on events well beyond the borders of Washington State, as well as topics such as corruption and crime that were broadly relevant to all races. Editorially, the publication advocated for the improvement of racial status, emphasizing progress and achievement through hard work, sobriety, land ownership, and education. Like other Black-owned newspapers around the U.S., the *Seattle Republican* was essential to promoting equal rights and publishing news about racial injustice, ultimately giving voice to the stories of free Black Americans and also serving as a celebration and documentation of Black life - announcing everything from academic achievements and musical performances to marriages in the community. It was the editor's belief that

"the only plausible and certain manner of forever settling race or national issues is by fully and freely discussing them"

and articles were frequently published attacking organizations that excluded Black people. The *Seattle Republican's* New Year's editorial in 1896 asked readers to "let bygones be bygones, and today let all men, irrespective of race, color, creed, or nationality, meet on one common ground . . . Let America be for Americans."

Susie Revels Cayton graduated from Rust University. She was the daughter of the first Black American to be elected to the U.S. Senate, Hiram Rhoades Revels in 1870. Hiram Revels was president of Alcorn University, from where Horace graduated; there, he formed a strong bond with Hiram Revels and later married his daughter. Susie joined her husband as the paper's associate editor, becoming Seattle's first female editor until the paper ceased operation in 1913. Together, because of their business and political involvements, the Caytons were one of the most well-known Black American families in Seattle at the turn of the 20th century. The years they ran the *Seattle Republican* and lived on Capitol Hill at 518 14th Avenue East mark their rise and fall in fortune, parallel to that of Black Americans in Seattle more broadly.

Ms. Ebrahimi noted on photograph that the original porch remains as it was when the Caytons used it. She noted the current owners found papers in the attic floorboards which initiated research on the house and the lives of the Cayton-Revels family.

The Highlands Addition plat, the location of the Cayton-Revels House. was also immediately south of J.A. Moore's original Capitol Hill development with its stretch of 14th Avenue that became popularly known as "Millionaire's Row." The Highlands Addition was rebranded as Capitol Hill. Moore believed strongly that "the absence of restrictions had ruined many localities" in the city and he ensured that those he felt were undesirable were prevented from building homes in his new development. When the Cayton-Revels House was built in 1902, the neighborhood was considered an "electric streetcar suburb," a dominant neighborhood type from 1890 to 1930.

The Capitol Hill streetcar line began operating in November 1901 and ran up 15th Avenue to the east of the Cayton-Revels House, turning at Mercer and running back down 14th Avenue East directly in front of the house.

The offices of the *Seattle Republican* where Horace and Susie Cayton worked was located in the city's urban core at 612 Third Avenue 181 and James Street in Pioneer Square but the speed and convenience of the new streetcars powered by electricity allowed the Caytons to consider the "suburbs" where they could live in their own free-standing house set back from the road with enough room for a front lawn. In fashion with the 1893 World's Columbian Exposition in Chicago, the Capitol Hill streetcar followed the "City Beautiful" civic design planning element of terminating at a focal point which was in this case Volunteer Park, just a few blocks north. Originally, the Capitol Hill streetcar was to run straight up 14th Ave East to the entrance of Volunteer Park but was met with fierce resistance from Moore who lived on the proposed route himself. Moore reached a compromise: the trolley could run up parallel 15th Ave East instead of 14th Ave, going from Pine to Prospect to drop off pedestrians (albeit one block short of the park entrance). On the southward journey, the trolley was forced to turn at Mercer St. before running back down the length of 14th Avenue East, thus sparing the stretch of mansions just north of the detour.

The Cayton-Revels house was based on a pattern; pattern books were widely used at the time. She said The Cayton-Revels House at 518 14th Ave East is an asymmetrical two-story Queen Anne (Free Classic) Victorian-style house, which in 1902 when it was erected would have been the design's last decade of popularity. She noted the pedimented gables, gables that overhang first floor, half-moon windows, tall narrow windows, frieze, cornice moldings, and decorative eave brackets. Side porch, front porch with classic posts.

In 1907, the Caytons modified their home, extending the porch and building a two-story wraparound variation that extended along the side of the house; they also built a second-floor door above the kitchen door, providing access to the new porch roof. This wraparound porch with brick porch skirt further included embellishments more common in the Folk Victorian style such as contour-sawn or flat wooden jigsaw cut porch balustrades and support posts with ornamental corner eave brackets. She said that many details remain inside including door hardware, wood columns, green terracotta, built-in cabinets, and built-in kitchen cabinets.

Ms. Ebrahimi said in the period of time the Caytons operated the *Seattle Republican* and lived on Capitol Hill, Seattle grew from a frontier town into a legitimate city. Black American status changed along with the city's evolution. At the end of the 19th century, Seattle was a place where "a man could be a man, pursuing business, trade, or labor without harassment and proscriptions," according to Esther Hall Mumford's *Seattle's Black Victorians*. People like newspaperman Horace R. Cayton were so successful that they were able to afford homes in the affluent new neighborhood of Capitol Hill even hiring live-in servants. By the turn of the 20th century though, Seattle's Black population grew exponentially and, while Washington never had "Black laws" like Oregon, "feelings towards Black people

more nearly resembled those prevalent in the rest of the country.” Changing attitudes toward Black Americans impacted the *Seattle Republican’s* revenue and the Caytons lost their financial status and were eventually forced to sell their Capitol Hill home and shut down their paper. In his published editorials, Cayton consistently articulated his belief that the historic role of Black Americans was inextricably bound with the destiny of the nation, while he also expressed resentment of dominant society’s efforts to misrepresent Black people’s true role in U.S. history.

The *Seattle Republican* was part of an important national zeitgeist, but white readers had a limited appetite for disturbing news about lynchings. Subscriptions and advertising began dwindling in 1908. Daniel Jones, a Seattle real estate agent, went to court in 1909 charging that the *Seattle Republican* editor and his family living in their Capitol Hill home at 518 14th Avenue East “greatly depreciated the value of the property.” In response, the *Seattle Republican* printed a scathing editorial by Cayton, defending civil rights:

“The Black man of this country is as much a citizen of the United States as is Dan Jones himself, and our constitution does not prohibit citizens from living wherever he or she is able to buy property just so long as he or she conforms to the general regulations. The Black man, too, it must be remembered, has some feelings as to his neighbors the same as the white man--and we suspect the most of them would strenuously object to having either Dan Jones or any white man of his stripe, as their neighbors. Poor white trash, who have accidentally gotten a little wealth are dangerous characters for any community.”

Financial strains took their toll and, in order to keep the newspaper running, Cayton was forced to rent his family’s home, which was advertised in the paper in September 1909. Seattle’s Alaska-Yukon-Pacific Exposition, celebrating the anniversary of the Klondike Gold Rush, was also in 1909, and the *Seattle Republican* was distributed free to all Black visitors. The final end came after the newspaper published a story about a lynching in Mississippi on its front page. “Cancellations of subscriptions flooded my father’s office from shocked readers, and advertising fell off too,” remembered Cayton’s eldest son, Horace Jr, in his later autobiography:

“Things are changing here [in Seattle] and not for the better. I can remember when it didn’t matter what color you were. You could go any place and work most any place. But it’s different now. . . Now the South has overtaken us, and freedom is only in name--not in fact. I’m defeated . . . I have given up any hope of ultimate freedom for myself. It may not even come for you children, but for this I want you to fight all your life. America may not offer much but it is the only country we have or ever will have”

~ Horace R. Cayton, Sr. (As told to Horace Cayton, Jr. “Long Old Road: An Autobiography” 1964)

By 1913, the *Seattle Republican* was forced to cease operation for good. 33 While Cayton would go on to publish other papers such as *Cayton’s Weekly*, none would have as wide a circulation or influence.

Ms. Ebrahimi said the Cayton family left their home in 1909, moving to the Central District which served as home to the vast majority of the city's Black population beginning around 1910 until the 1980s. The *Seattle Republican* was forced to shut down in 1913. In response to the increasingly hostile environment that caused the shutdown of the newspaper, Cayton was elemental in helping form the first Seattle chapter of the NAACP, serving as its first Vice President. He also remained a strong and vocal advocate for the rights of all oppressed people, continuing to speak out against discrimination. He established the King County Colored Republican Club in 1915 and served as the club's first president, running it until 1930. He helped to form a business self-help organization, the Seattle chapter of the National Negro Business Men's League, which Booker T. Washington had founded in Boston in 1900. He also never stopped fighting for his civil rights. "Race prejudice was spreading in Seattle," his son would later write in an autobiography. "Many restaurants that had previously served Negroes now began to refuse them service." In 1917, Cayton filed a lawsuit against the owner of Epler Cafeteria (located at 815 2nd Ave, currently a Key Bank in 2020) after being refused service when they had formerly accommodated him. The case was dismissed, but Cayton had officially lost his political influence. Although he had never been elected to public office, he had been the most influential Black politician in 19th-century Seattle. By 1918, when he filed as one of six Republicans seeking the party's nomination for state representative of the 43rd district, he received only 111 votes out of 1,899 cast. He still remained steadfast and confident in his belief in equality: In 1924, he staged a lone sit-in at the segregated Strand Movie Theater, 36 years prior to the 1960 sit-in movement started in Greensboro, North Carolina.

Horace Cayton died in 1940 of stomach cancer. Eight years after his death in 1948, the Supreme Court would declare restrictive covenants unenforceable.

In 1927, white homeowners began campaigns to enact racially restrictive covenants that would bind their property and limit their freedom and that of future owners. The campaigns yielded 38 neighborhood restrictive agreements involving 964 homeowners, 183 blocks, and 958 lots. In 1948, many of the covenants expired and petitions to extend them failed, followed by the Supreme Court declaring restrictive covenants unenforceable.

Ms. Ebrahimi thanked the current owners for being remarkable stewards. She said there is much more to share and suggested reading the full nomination report and "The Cayton Legacy" by Richard S. Hobbs, "Seattle's Black Victorians 1852 – 1901" by Esther Hall Mumford, and "The Forging of a Black Community" by Dr. Quintard Taylor. She dedicated the presentation to the remembrance of Susan Cayton Woodson, the granddaughter the Horace and Susie Cayton who they adopted after their eldest daughter passed away. She said Susan was the family archivist; her son, Harold is in attendance.

Harold Woodson, Jr. said his mother, Susan Cayton Woodson was the granddaughter of Horace and Susie. He said the nomination is a remembering of a prominent family and continues the story of Seattle's inclusiveness in the 19th and 20th centuries. He said he hoped the board would nominate the house. He said the

ashes of his mother, Susan Cayton, were spread at the house and also in Puget Sound.

Owners, Erie Jones and Kathleen Ackerman said they knew the house was special immediately after walking into it. It is like walking into 1910 as it was so unchanged.

Mr. Jones said after buying the house they found artifacts which included a document signed by Hiram Revels and a tintype photo of a young Black man. He said they later met some of the Cayton descendants by happenstance. He said he met Susan Woodson and Harold Woodson. He said Susan was able to come to Seattle one last time and toured the house which was an honor and a pleasure to host. He said they have become friends with Harold Woodson. He said they are grateful to Ms. Ebrahimi for writing the nomination report. He noted the house is an important and tangible link to Seattle's history and of the nation's history of slavery, reconstruction, western migration, and the struggle for equity, civil rights, justice and beyond. We are currently still reckoning with systemic racism. He said the house is close to a cemetery where there are two Black Civil War soldiers buried and perhaps more. He said he wholeheartedly supports the landmark status for this house.

Ms. Ackerman said they purchased the house in 1993, and as they worked on the house, they found artifacts, and subsequently learned more about the family and the brief moment of Seattle's racial integration. She said they connected with Richard Hobbs, Susan Cayton Woodson, and her son, Harold. Susan toured the house, and as they were sitting there Ms. Ackerman reflected on being the current owner. Susan Woodson said, "how do you think my parents felt". Ms. Ackerman said seeing the house through Susan and Harold's eyes has given her a deeper understanding of the family, and the significant role they played in Seattle's history. She said having the house awarded landmark status can only support spreading the history and knowledge of the Cayton-Revels family and their work. and building on a commitment for racial justice. She said we know a leading Black family lived here; honoring their work makes all people wiser. She said they hoped it would lead to all people making good trouble.

Mr. Woodson said it is a wonderful thing; his mother is looking down; she is orchestrating this from heaven. He said it is all divine order. Mr. Jones, Mmes. Ackerman and Ebrahimi concurred.

Mr. Barnes asked if just the exterior of the house was up for consideration.

Ms. Ebrahimi said multiple parts of the house interior are intact and the owners are interested in having them included.

Mr. Jones said the main floor is immaculate.

Ms. Ackerman noted built-ins, staircases etc.

Mr. Jones said they would like a significant portion of the interior included.

Ms. Doherty said the board can contemplate including portions of the interior and that should be clear about that today.

Ms. Chang suggested sharing photos of the floorplan of the house.

Ms. Ebrahimi said the changes to convert the house into three apartments was minimal.

Mr. Barnes supported nomination. He noted Mr. Cayton was one of the first African Americans in Seattle. He said he has known some of their descendants through his activities. They were the first prominent Black family in Seattle area; they were professionals and did so much for equality.

Ms. Wasserman supported nomination and said she knew nothing about the house history. She was amazed that so little of it has changed. She said she agrees with the staff report but wants to also consider the entire interior; it can be discussed further at designation.

Mr. Rodezno supported nomination and said criteria B, C, D were relevant. Criterion B for Seattle's early Black history; the City of Seattle needs to do a better job of preserving Black history. Criterion C for Cayton's contributions to the city through the Black-owned newspaper, The Seattle Republican, significant to the early national civil rights movement. It is the work of society's standard bearers that advance the rights of all persons and the work stands on shoulders of people like the Cayton-Revels. Criterion D as the elements are indicative of the Queen Anne style.

Ms. Johnson supported nomination and said it is a pleasure to do so. She said the condition is remarkable and noted the original features. She said she would support inclusion of interiors as guided by the owners. She noted the connection of this family to Black history in Seattle.

Mr. Inpanbutr supported nomination and appreciated all the public support and the letters from across the country. He said he would like to see a floor plan and photos of interior.

Ms. Chang supported nomination of interior, exterior and site. She echoed comments about the wonderful presentation and said the family being publishers provided well-preserved links and photos. She supported inclusion of criteria A – D but wanted further discussion at designation about the differences in criteria and which are most applicable.

Mr. Kiel appreciated the thoroughness of the report and presentation and has sparked curiosity about history that doesn't get told. He supported nomination.

Action: I move that the Board approve the nomination of the Cayton-Revels House at 518 14th Avenue E for consideration as a Seattle Landmark; noting the legal

description in the Nomination Form; that the features and characteristics proposed for preservation include: the site, and the interior and exterior of the house; that the public meeting for Board consideration of designation be scheduled for April 7 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/HW 8:0:0 Motion carried.

Ms. Doherty said she will talk with owners about the scope of designation at the interior and noted that it can be further refined when negotiating the Controls and Incentives agreement.

021721.6 BRIEFING

021721.61 Griffin Building/Sheridan Apartments
2005 – 2011 Fifth Avenue
Briefing on proposed redevelopment

Jessica Clawson, McCullough Hill Leary said they have been responsive to ARC comments. She noted the new architectural team and said after the last briefing they did a re-tool, and the board will see something different from what has been seen in the past. She said they want to get massing figured out with board first. She said that Friends of Historic Belltown said they are in favor of this design.

Craig Davenport, MCA provided a revisiting of iterations over the last few years (in DON file).

Ellen Mirro, Studio TJP provided historical analysis of the buildings (full report in DON file). She said at the Griffin Building the windows will be replaced with new that are compatible with original; terracotta conservation and rehabilitation; and the original storefront will remain with minor alterations. On the Sheridan building they will remove and reinstall the cornice, so it is secured; remove canopy; repair, replace terracotta.

Proposed New Design Options (design details in DON file)

Mr. Davenport said they have to meet parking ratios, and loading, trash, and utility vault requirements and will have to include the land under the Griffin Building for the project to be feasible. He walked board members through the design options, noting the pros and cons of each. He said the preferred option is Option 4 where the tower is placed lightly between the Griffin and Sheridan buildings. He said the looked at how to sculpt the new building to reduce its size and reduce the exposure of the Griffin and Sheridan parapets.

Ms. Mirro cited New Formalism as the basis for new design. Elements of the style include symmetry, use of rich materials, set on a podium, designed to achieve modern monumentality, embraces classical precedents, and delicacy of details. She

noted other Seattle Buildings of this style including UW Suzzallo Addition, Rainier Tower, and the Pacific Science Center.

Mr. Davenport said to minimize columns to the landmark they proposed to use a tree branch concept. He said it will reduce visual impact and the number of support columns that would penetrate the Griffin and Sheridan buildings. He said the tower will become a backdrop to the Griffin and Sheridan buildings. He noted the column supports reference the monorail structure. He noted the glass and steel awnings and the punched window addition not the north.

He said the site is now three disconnected spaces and noted the challenge of mismatched floor elevations, small floorplates, and insufficient natural light. He said they would maintain original floor plates and original program in the landmarked buildings. He proposed differentiating residential and office space with different floor heights and said they would do an interpretive reconstruction of walls and columns. He said the alley width will widen to 18' at the garage entrance. He said 72 stalls for office and 240 for residential are planned. He said existing uses in Griffin and Sheridan buildings will remain as is with open retail in the storefront and lobby.

Mr. Davenport shared alternate tower designs and asked for board input on setback and design direction on tower option.

Mr. Inpanbutr noted public comment about alley width and asked how it would impact Griffin Building.

Mr. Davenport said the Griffin Building is already on that line at 16'; to meet 18' at that point they would have to remove part of the façade.

Mr. Coney asked if the back half of the Sheridan will be removed.

Mr. Davenport said yes, the entire Sheridan structure would have to come down and be rebuilt and replaced at the same height and configuration along the east.

Mr. Kiel clarified the structure behind will be demolished to build a garage but they will put back the same floor levels.

Mr. Davenport said yes.

Mr. Rodezno cited page 40 and asked if the punched windows are being suggested to replace the façade of the Sheridan.

Mr. Davenport said the Sheridan windows will be replaced with true divided light windows. The punch openings will be on the new garage building.

Ms. Mirro said the Sheridan windows will be compatible with original design.

Mr. Davenport said part of the podium for the tower will be set over a portion of the addition.

Mr. Kiel said a letter of support from Friends of Belltown was cited but that he had not seen it.

Ms. Clawson said the email was sent before the last ARC.

Ms. Doherty said it was forwarded it to the board in December.

Ms. Chang appreciated the clearness. She said she likes the design and that the street level matches the Sheridan. She said she didn't catch that because of the garage level needed below the landmark buildings would be demolished and rebuilt with just the façade and floor levels remaining.

Mr. Davenport said they will replace the foundations and restore the existing façades.

Ms. Chang said the restoration comes down to the terracotta and the windows.

Mr. Davenport said yes.

Ms. Chang noted public comment about widening alley from 16' to 18' and question about loading berths.

Mr. Davenport said at the alley the Griffin Building comes along Virginia with 16' alley width; the alley requirement is to widen it by 2'. He said to meet that requirement, they would lose the whole façade and they want to retain the Griffin elevation and terracotta. He said the previous designs didn't address loading. He said they can get the required loading with this new design with widening the alley to 20' at the docks. He said they are looking at what Vulcan Tower is doing. He said having two-way traffic there will be important.

Ms. Chang said it is helpful to know which design revision is preferred.

Mr. Davenport said the owner is happy with both options but wants a decision so they can move ahead with one. He asked if tapers at the base distracting.

Mr. Coney said the interior rebuild is awkward in the Griffin and Sheridan buildings.

Mr. Davenport showed how the existing columns are rebuilt at the same location in the Griffin building in Option 10.

Ms. Mirro said it can be done as a differentiated feature.

Mr. Davenport noted an alternate where they would lose the taper. He said the columns would move out in same location but on a larger scale. He said the tapered

design is Option 10 with the columns well within the Griffin, 15-20' north of existing. He said on the non-tapered option the columns are down near the existing columns.

Ms. Johnson said at early meetings, ARC was insistent the new tower does not impact the corner building. She said her thinking at that time was the taper made it feel imposing hanging over the Griffin and Sheridan buildings. She said she has no strong opinion.

Mr. Kiel said Option 10 is more successful.

Ms. Wasserman preferred the alternate option and said she likes the look of the old columns. She said she would prefer Option 10 to keep the location of the columns.

Mr. Coney said he agreed with Ms. Wasserman and noted preference for Option 10. He said he likes the tree motif.

Mr. Inpanbutr preferred Option 10. He said he was glad to see the massing for what it is. He said Option 10 is more successful, but he was glad alternatives were explored.

Ms. Chang appreciated hearing the ARC feedback. She said she preferred Option 10 and that the new tower seems like a new building behind the historic buildings. She preferred the original taper tree.

Mr. Barnes said he preferred Option 10 and that he likes the columns where they originally were.

Mr. Kiel said the former team was not being straight with the board. He said it seems an exchange of a façade job for proper restoration of the Griffin. He said SDCI has messed that up. He asked if there is a way to get something more out of the Griffin Building. He said the interior layout suggests true façadism as there is nothing left that infers the building and that is painful. He said a generous bargain was cut and the ownership hasn't held up their side of the bargain. He said it is not the Landmarks Preservation Board's responsibility to support a tower and a parking garage; in twenty years it will be seen as stupid. He said more study is needed to explore how to respond to and be part of the fabric of the block. He said the angled façade connector is peculiar. He said they started off good but now it is back to façade jobs on both buildings. He said design should hint that it is not a contiguous floorplate, that there was a building there.

Ms. Clawson said in the past the board said if in the building, how do you remember or recognize it as historic space; the point is well taken.

Ms. Mirro said the design team has been clever in how they were able to integrate the building along 5th Avenue to get accessibility and uses. She said they kept the apartments and integrated them into the building.

Mr. Davenport said they will need support on tower separation issue.

Ms. Clawson said it is more of an iteration issue and they will continue to work on that when they get to that point.

021721.7 STAFF REPORT

Respectfully submitted,

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